

## **Meeting Minutes**

### **Plan & Zoning Commission Meeting**

Tuesday, August 17, 2010

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

#### **CALL TO ORDER**

The August 17, 2010 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Vice Chairman L.Voigt.

#### **ROLL CALL**

Members present: J.Austen, D.Fliger, D.Godwin, S.Lawrence, S.Odson, L.Voigt. Absent: T.Anliker, T.Ripper. Staff present: J.Peterson, S.Perkins, T.Kuhn.

#### **AMENDMENTS TO THE AGENDA**

Motion by D.Fliger to approve the agenda as submitted. Second by S.Lawrence. All voted aye. Motion carried 6 – 0.

#### **COMMUNICATIONS**

There were no communications.

#### **CITIZEN'S REQUEST**

There were no requests.

#### **CONSENT AGENDA ITEMS**

##### **Item #1. Minutes**

Motion to approve and accept the August 3, 2010 minutes of the Plan & Zoning Commission.

##### **Item #2. Regular Meeting**

Motion to set Tuesday September 7, 2010 at 7:00 pm as the date and time for the next meeting.

##### **Item #3. 802 SE Creekview Drive – Freedom Lawn & Snow Site Plan**

Motion to recommend approval of the Freedom Lawn & Snow Site Plan at 802 SE Creekview Drive.

Motion by D.Godwin to approve recommendations for Consent Agenda Items 1 – 3. Second by S.Odson. All voted aye. Motion carried 6 – 0.

#### **BUSINESS ITEMS**

##### **Item #4. Richard D Harris and Sharon K Harris request for voluntary annexation into the City of Ankeny.**

**Staff Report:** S.Perkins reported that property owners Richard and Sharon Harris are requesting annexation of their property to allow for the sale of the land to Reid Strahan who plans to develop the site as part of the Camden Woods development. The annexation is 100% voluntary and the property is adjacent to the city limits to the north and to the east. S.Perkins reported that a consultation meeting was held on August 10<sup>th</sup> attended by city staff and Bret VandeLune, Polk County Land Use Manager. No comments or concerns were brought forward

at that time. S.Perkins responded to issues raised at the P&Z Commissions' public hearing as follows:

*Platted lots to the north.* S.Perkins presented the J.C.Rittgers Wooded Acres Final Plat drawing that identified building and street lots and explained that the lots will be replatted with future development.

*Conservation reserve area.* Staff anticipates that the wooded and drainage areas will be protected by a preservation easement similar to the one for Deer Creek Estates which establishes standards for the removal of vegetation and the placement of structures.

*Compliance with the new comprehensive plan environmental/stormwater section.* Staff believes the concept plan presented by the developer shows respect for the drainage areas. Staff will confirm conformance through the preliminary platting process.

*Rock Creek truck sewer project.* S.Perkins presented a drawing and explained that this project which extends north from the Saylor Creek Interceptor along the east side of the property to Polk City brings sewer capacity to the site, however, the property owner will need to acquire the necessary easements to access the off-site truck sewer. The drawing detailed areas where the sewer has been constructed and is yet to be constructed this year. Since service laterals are not allowed to be connected directly to a trunk sewer, a sanitary sewer main will be extended, along the southern property line of 514 SW Nottingham Drive to the SW Nottingham Drive right-of-way; laterals for properties to the east will be from the main in SW Nottingham Drive. City staff anticipates construction of the sanitary sewer main will occur in 2011.

*Plans for road easements.* S.Perkins presented the J.C.Ritters Wooded Acres plat drawing identifying the existing 30-foot wide road easement providing access from 3 properties located directly south of the annexation areas to NW 26<sup>th</sup> Street. She explained that the developer will not be allowed to remove the easement without the consent of all parties.

Staff has determined that the proposed annexation is in compliance with the City of Ankeny's annexation policy; public utilities will be available to serve the area and the existing roadway easement will remain in place. Staff recommends the Plan and Zoning Commission recommend City Council approval of the Harris/Strahan voluntary annexation with the inclusion of the adjacent eastern half of the NW 26<sup>th</sup> Street right-of-way.

J.Austen asked that Mr.Weiner, who voiced concerns during the public hearing about the affect of the sewer project on his property, be advised of the information staff provided to the Commission.

D.Fliger stated that he believes the annexation conforms to the city's policy and is in support of the project.

S.Odson asked what type of main will extend from the trunk sewer. Dean Roghair, Civil Design Advantage representing Reid Strahan stated that a single 8-inch sanitary sewer main will be extended from just north of the existing home to serve the annexation area.

Motion by D.Fliger that the Plan and Zoning Commission recommend City Council approval of the Harris/Strahan voluntary annexation which includes the eastern half of the NW 26<sup>th</sup> Street right-of-way adjacent to the proposed annexation area. Second by J.Austen. All voted aye. Motion carried 6 – 0.

**Item #5. Centennial High School Final Plat**

**Item #6. 2220 NW State Street - Centennial High School Site Plan**

**Staff Report:** S.Perkins presented an aerial of the 84.35 acre Centennial High School final plat located north of NW 18<sup>th</sup> Street and west of NW State Street. On the plat drawing she identified the location of street lots A & B, at the southeastern and southwestern most corners of the plat. The property is zoned R-1, one family residential district; a high school is a permitted use. She explained that the property has been used for agricultural purposes and contains a drainage area and pond. The School District is proposing a 263,415 sf high school building with an initial capacity for 1,400 students and the ability to expand to provide space for 1,800 students. Other planned site improvements include 1126 parking spaces, storm water detention, landscaping and outdoor sports fields. The building space will include classrooms, gymnasiums, a cafeteria, auditorium, auto shop, library and other offices. S.Perkins identified 3 vehicular access points onto NW State Street and a secondary access point onto NW 18<sup>th</sup> Street.

Staff recommends City Council approval of Centennial High School final plat and Plan & Zoning Commission approval of the Centennial High School site plan at 2220 NW State Street subject to City Council approval of the final plat and subject to the construction of a pedestrian connection to the west at such time the property to the west develops. S.Perkins explained that staff discussed pedestrian access to the west and the north, however, the applicant believes access to the north is not feasible due to the location of the sports fields.

S.Odson questioned the pedestrian access to the north. S.Perkins responded that there would be no access internal to the building site, however, there will be 8-foot city sidewalk along the west side of NW State Street.

Brent Culp, Snyder & Associates, 2727 SW Snyder Blvd. representing Ankeny Community Schools on the Centennial High School final plat identified the locations of the drainage and conservation easements on the final plat drawing. He explained that there is open drainage with culverts under the access points along the eastern side of the property, additionally, there are also wetland migration areas. S.Odson asked if he believes the building is protected in the 200 year storm. Mr. Culp responded that they worked on the final plat, they did not perform the drainage calculations, however they were submitted and accepted by staff.

D.Godwin asked how the adjacent streets will be impacted. J.Peterson responded that the City and school district have a cost sharing agreement that will expand NW State Street to a 4-lane divided road with full access turning lanes for all 3 of the driveways on NW State Street. In addition, the cost sharing agreement includes improvements at the intersection of NW State and NW 18<sup>th</sup> Street and improvements at the new intersection access on NW 18<sup>th</sup> Street. D.Godwin asked if there will be traffic signals at NW 18<sup>th</sup> and NW State Streets. J.Peterson responded that traffic signals are programmed for that location as well as at NW 18<sup>th</sup> Street and NW Irvinedale Drive.

D.Godwin asked if this plan is similar to the plan for the high school in Prairie Trail. Eric Beron, DLR Group representing Ankeny Community Schools stated that the plan is the same with the addition of an alternate for an auto shop at Centennial High School.

D.Fliger asked if the school will have a football field with bleachers. Mr.Beron responded that there will be a practice field at the north end. There are no bleachers; however an area is set aside for future expansion.

S.Odson expressed concern regarding the drainage on this site, especially in lieu of the recent excessive rainfalls the city has received. J.Peterson responded that the drainage studies identified flow paths that are outside of the building for overland flow, at this time, the 200-year storm is not required to be modeled. This plan is providing for more than the required amount of detention in the southeast corner of the site.

Motion by D.Godwin to recommend City Council approval of Centennial High School Final Plat. Second by S.Lawrence. All voted aye. Motion carried 6 – 0.

Motion by D.Fliger to recommend approval of Centennial High School Site Plan at 2220 NW State Street subject to City Council approval of Centennial High School Final Plat. Second by J.Austen. All voted aye. Motion carried 6 – 0.

## **REPORTS**

### **City Council Meeting**

D.Fliger reported on his attendance at the August 16, 2010 City Council meeting.

### **Director's Report**

J.Peterson reviewed the tentative agenda items for the September 7, 2010 meeting.

J.Peterson advised the Commission that the annual retreat will be held at the Pinnacle Club at Otter Creek on Thursday, October 14<sup>th</sup>. Discussion ensued on limiting the retreat to a half day and on the idea of scheduling speakers for a ½ hour session at the beginning of Plan & Zoning Commission meetings on a monthly or bi-monthly basis. Some concern was expressed in limiting the time of a retreat; others were in favor of a ½-day retreat; most were interested in scheduling speakers during regular commission meetings.

### **Commissioner's Reports**

S.Odson reported on his attendance at an Iowa Wind Energy presentation.

## **MISCELLANEOUS ITEM**

D.Godwin will attend the September 7, 2010 City Council meeting.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:30 pm.

Submitted by Trish Kuhn

Secretary, Plan & Zoning Commission